



Department of Planning and Zoning
Town of Vienna
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Memorandum

To: Windover Heights Board of Review
From: Lyndsey Cloutre, Principal Planner
Meeting Date: July 1, 2025
Re: 313 Windover Avenue NW – Work Session
Design Review – New Single-Unit Dwelling

Request

Work session with the **Windover Heights Board of Review (WHBR)** to review the proposed new single-unit detached home on the property located at 313 Windover Avenue NW, Docket No. PF-#1759881-WHBR, in the RS-16, single-unit detached residential zoning district. The application has been filed by Patrick Ohlhorst of Cloud IX Homes. Elshaday and Leah Belay are the property owners.

Property Description

The property known as 313 Windover Avenue NW is in the Windover Heights Historic Overlay District, in the middle of the block between Orchard Street NW and Knoll Street NW. The property is zoned RS-16 and is 16,542 square feet. The existing single-story home was constructed in 1962 with an addition constructed in 1990, per Fairfax County records.

Description of Proposed Project

The applicant, Patrick Ohlhorst, is proposing to demolish the existing single-unit detached house and, in its place, construct a two-story, six-bedroom, 5.5-bathroom single-unit detached house with a two-car garage. The proposed house would be clad in smooth-finished James Hardie shake and plank lap siding in Iron Gray, gray stone, and exterior PVC trim finished in brown. The house would have a covered deck located off the family room and an open deck located off the breakfast room; both decks would be in the rear of the house. The architectural elevations, proposed front elevation, and front elevation materials can be found in Attachments 03, 04, and 05, respectively.

Windover Heights Board of Review Processes

The purpose of the July 1, 2025, work session with the WHBR is to get feedback about the architectural design of the new structure proposed. The applicant will use that feedback to propose a final design that will be reviewed at a future meeting for issuance of the final Certificate of Appropriateness by the

Windover Heights Board of Review. Town staff will also review the site plan for compliance with the Zoning and Subdivision Ordinance, and any other Town requirements.

Relevant Code Sections

Sec. 18-237. - Windover Heights Historic Overlay (WH-O).

1. **WH-O Purpose.** The purpose of the Windover Heights Historic Overlay District is to recognize and designate by an overlay to the zoning map of the Town of Vienna, the Windover Heights Historic Overlay District of the Town. The district contains buildings and places in which historic events occurred and which have special public value because of notable architectural features and other features which relate to the cultural and artistic heritage of Vienna. To provide for the preservation of that district and sites therein, the Town Council recognizes that the district is a single-family residential neighborhood which has changed little since the turn of the century, which consists mostly of older homes, open spaces, and meandering streets lined with mature trees and shrubs which constitutes one of the original residential sections of historic old Vienna and which housed citizens who were prominent in the development of the Town.

Sec. 18-818. - Windover Heights Board of Review.

1. **Purpose.** The Windover Heights Board of Review shall review applications for Certificates of Appropriateness within the Windover Heights Historic District, per Article 2 of this Chapter. In addition to any other duties set forth in the Code of Vienna, the Windover Heights Review Board shall have the review and decision-making authority set forth in this Article 8.

Sec. 18-840. - Windover Heights Certificate of Appropriateness.

3. **Criteria for Review.**
 - A. In its review of any application for a certificate of appropriateness, the Windover Heights Board of Review, or the Town Council, on appeal, shall consider the following aspects of a building, accessory building, structure, fence, or sign:
 - i. Exterior architectural features, including all signs, which are subject to public view at any time of the year from a public street, way or place.
 - ii. General design and arrangement.
 - iii. Texture and material.
 - iv. The relation to similar features of buildings, accessory buildings, structures, fences, or signs in the immediate surroundings.
 - v. Harmony or incongruity with the old and historic aspect of the surroundings.
 - vi. The extent to which historic places and areas of historic interest in the district will be preserved or protected.
 - vii. Special public value because of architectural and other features which relate to the cultural and artistic heritage of the Town.

Attachments

1. Staff Memo
2. Application
3. Architectural Elevations and Floor Plans
4. Proposed Front Elevation
5. Proposed Front Elevation Materials
6. Preliminary Site Plan
7. Site Photos from Right-of-Way

***This staff report does not represent final board approval or building permit.
Applicants must attend the meeting and represent their application.***